159.0	0009	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,400 / 768,400
					USE VALUE:	768,400 / 768,400
					ASSESSED:	768,400 / 768,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COONEY GEOFFREY T & SARA B
Owner 2:	
Owner 3:	
Street 1:	143 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1638 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	348,400		420,000	768,400
Total Card	0.138	348,400		420,000	768,400
Total Parcel	0.138	348,400		420,000	768,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.11 | /Parcel: 469.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106094
GIS Ref	
GIS Ref	
Insp Date	06/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0009-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	348,400	0	6,000.	420,000	768,400	768,400	Year End Roll	12/18/2019
2019	101	FV	268,900	0	6,000.	420,000	688,900	688,900	Year End Roll	1/3/2019
2018	101	FV	269,700	0	6,000.	354,000	623,700	623,700	Year End Roll	12/20/2017
2017	101	FV	269,700	0	6,000.	324,000	593,700	593,700	Year End Roll	1/3/2017
2016	101	FV	269,700	0	6,000.	276,000	545,700	545,700	Year End	1/4/2016
2015	101	FV	253,200	0	6,000.	240,000	493,200	493,200	Year End Roll	12/11/2014
2014	101	FV	230,100	0	6,000.	222,000	452,100	452,100	Year End Roll	12/16/2013
2013	101	FV	230,100	0	6,000.	211,200	441,300	441,300		12/13/2012

!12451!

PRINT

Date	Time
12/11/20	02:32:20

LAST REV

Date	Time
07/31/18	14:56:34
mmcmakin	
12451	

USER DEFINED

Prior Id # 1:	106094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	59633-203		7/30/2012		610,000	No	No		
KENNEY DOROTHY,	58882-57		4/12/2012	Change>Sale	380,000	No	No		
	11614-445		12/11/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2015	145	Manual	3,000					1 replacement entr
5/4/2012	568	Dormers	10,000					ADD 2 SMALL DORMER
4/17/2012	495	Renovate	35,000					remodel kitchen, 2
7/18/1995	409	Manual	4,500					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
4/9/2014	Measured	PC	PHIL C
6/7/2012	Info Fm Prmt	MM	Mary M
12/15/2008	Meas/Inspect	345	PATRIOT
3/6/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
12/2/1999	Measured	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	420,000	Spl Credit		Total:	420,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29102564
Const Adj.:	0.99144042
Adj $ / SQ:	134.397
Other Features:	93500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390583
Depreciation:	42183
Depreciated Total:	348400

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

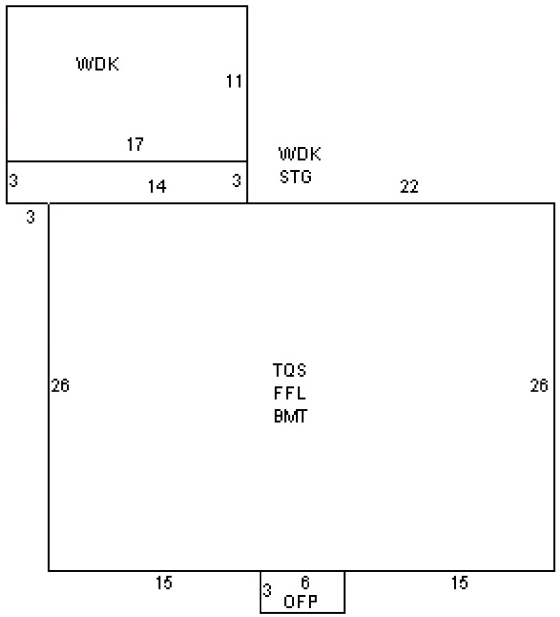
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.84
Special Features:	0	Val/Su Net:	120.93
Final Total:	348400	Val/Su SzAd	212.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	40.320	37,739
FFL	First Floor	936	134.400	125,796
TQS	3/4 Story	702	134.400	94,347
WDK	Deck	238	10.110	2,407
STG	Storage	51	9.840	502
OFP	Open Porch	18	43.620	785

Net Sketched Area:	2,881			Total:	261,576
Size Ad	1638	Gross Are	3115	FinArea	1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0009-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: